

LOT 1, SPICEWOOD SPRINGS ROAD OFFICE PARK

LEGAL DESCRIPTION FOR PARCEL 4910.08 TAE

DESCRIPTION OF 0.1488 OF ONE ACRE OR 6,483 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 1, SPICEWOOD SPRINGS ROAD OFFICE PARK, A SUBDIVISION OF RECORD IN BOOK 85, PAGES 124A-124B, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED IN A DEED TO SPICEWOOD FOREST OFFICE CONDOMINIUMS, OF RECORD IN VOLUME 12654, PAGE 1588, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND IN VOLUME 12840, PAGE 2839, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.1625 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northwest corner of this tract, from which a 3/4" iron pipe found in the west line of said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract, same being the southeast corner of Lot 1, Mesa Oaks Village, Section 3-A, a subdivision of record in Book 81, Page 246, Plat Records, Travis County, Texas, said Lot 1 being described in a deed to RealTex Ventures, Inc., of record in Document 1999028996, Official Public Records, Travis County, Texas, and the northeast corner of Block A, Presbyterian Addition, a subdivision of record in Book 71, Page 61, Plat Records, Travis County, Texas, said Block A being described in a deed to First Presbyterian Church of Austin (U.P.), of record in Volume 5418, Page 2140, Deed Records, Travis County, Texas, bears N61°55'57"W 29.73 feet and S28°04'03"W 39.07 feet; said point of beginning having a Texas State Plane Coordinate (Texas Central Zone, NAD83, US feet, combined scale factor of 1.00005) grid value of N=10,107,580.39 E=3,109,195.33;

THENCE, with the perimeter of this tract, crossing said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract, the following five (5) courses, numbered 1 through 5:

- 1) **S61°31'27"E 3.37 feet** to a calculated point;
- 2) **N28°29'49"E 132.30 feet** to a calculated point;
- 3) **N64°18'47"E 57.49 feet** to a calculated point;
- 4) **N77°49'41"E 102.54 feet** to a calculated point; and

- 5) **N62°19'51"E 111.75 feet** to a calculated point in the north line of said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract, and the south right-of-way line of Spicewood Springs Road, from which a 1/2" iron rod found at the northwest corner of said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract and the northeast corner of Lot 1, Fire Station No. 21 Addition, a subdivision of record in Book 57, Page 19, Plat Records, Travis County, Texas, said Lot 1 described in a deed to the City of Austin, of record in Volume 4275, Page 1620, Deed Records, Travis County, Texas, bears with a curve to the left whose intersection angle is 20°06'16", radius is 650.00 feet, an arc distance of 228.08 feet, the chord of which bears N38°58'59"W 226.91 feet;

THENCE, with the north line of this tract, said Lot 1 in said Spicewood Springs Road Office Park, and said Spicewood Forest Office Condominiums tract, with a curve to the right whose intersection angle is **01°19'20"**, radius is **650.00 feet**, an arc distance of **15.00 feet**, the chord of which bears **S28°16'11"E 15.00 feet** to a calculated point;

THENCE, with the perimeter of this tract, crossing said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract, the following six (6) courses, numbered 1 through 6:

- 1) **S62°19'51"W 113.95 feet** to a calculated point;
- 2) **S77°49'41"W 102.80 feet** to a calculated point;
- 3) **S64°18'47"W 50.87 feet** to a calculated point;
- 4) **S28°29'49"W 154.23 feet** to a calculated point;
- 5) **N61°35'33"W 18.16 feet** to a calculated point, said point being 29.7 feet east of the west line of said Lot 1 in said Spicewood Spring Road Office Park and said Spicewood Forest Office Condominiums tract and the east line of said Lot 1 in said Mesa Oaks Village subdivision and said RealTex Ventures tract; and

0.1488 AC.

- 6) 29.7 feet east of and parallel with the west line of said Lot 1 in said Spicewood Spring Road Office Park and said Spicewood Forest Office Condominiums tract and the east line of said Lot 1 in said Mesa Oaks Village subdivision and said RealTex Ventures tract, **N28°04'03"E 26.81 feet** to the POINT OF BEGINNING and containing 0.1488 of one acre or 6,483 square feet, within these metes and bounds, more or less.

Bearing Basis Note

The bearings described herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (CORS96) Datum and were established by GPS observation. The bearings shown are grid bearings. The Combined Grid to Surface Scale Factor is 1.00005). All distances shown are surface distances.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPLS Firm# 10095500



04/13/2018

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

2016/Descriptions/COA WW Group A/Spicewood Access Esmt Rev3

Issued 05/09/17; Revised 01/29/18, 04/13/18

AUSTIN GRID H-31
TCAD# 01-4401-04-12

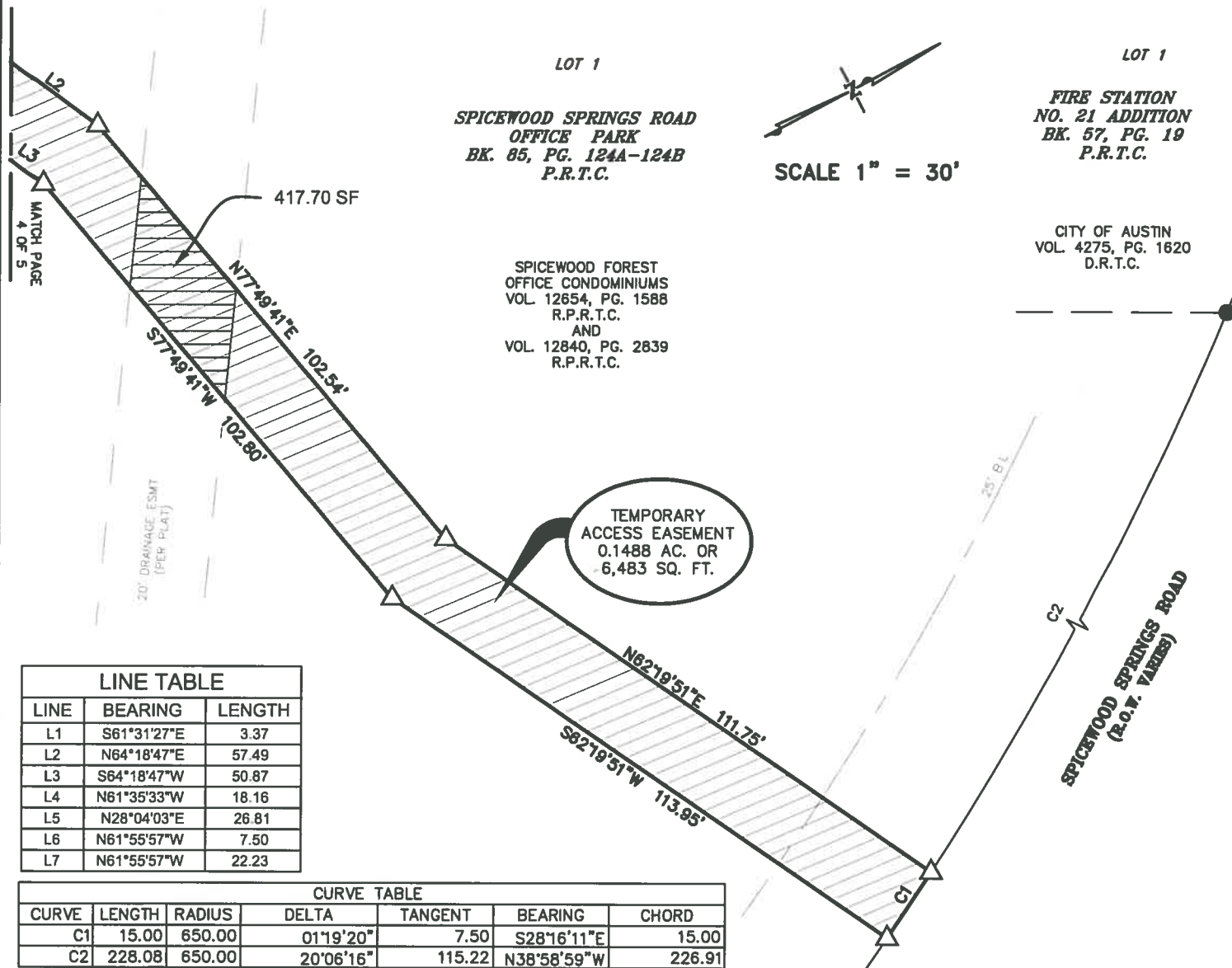
FIELD NOTES REVIEWED

BY:  DATE: 04.26.2018

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION OF 0.1488 AC. OR 6,483 SQ. FT.
OF LAND OUT OF LOT 1, SPICEWOOD SPRINGS ROAD OFFICE PARK
AUSTIN, TRAVIS COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	LENGTH
L1	S61°31'27"E	3.37
L2	N64°18'47"E	57.49
L3	S64°18'47"W	50.87
L4	N61°35'33"W	18.16
L5	N28°04'03"E	26.81
L6	N61°55'57"W	7.50
L7	N61°55'57"W	22.23

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	15.00	650.00	01°19'20"	7.50	S28°16'11"E	15.00
C2	228.08	650.00	20°06'16"	115.22	N38°58'59"W	226.91

NOTES:

1. THE COORDINATE SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS. THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE INSURANCE GF NO. AUT-13-673-AUT16005536SG.



04/13/2018

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

TCAD# 01-4401-04-12

M:\City of Austin\15-109\WW Collections System\DWG\Parcel\Spicewood Access Esmt-Rev3

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND (EXCEPT AS NOTED)
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY

REVISED: 01/29/18, 04/13/18

ISSUED: 05/09/17

SURVEYED BY: PAGE 5 OF 5

McGRAY & McGRAY
LAND SURVEYORS, INC.

TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

AUSTIN GRID#: H-31 JOB NO.: 15-109

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION OF 0.1488 AC. OR 6,483 SQ. FT.
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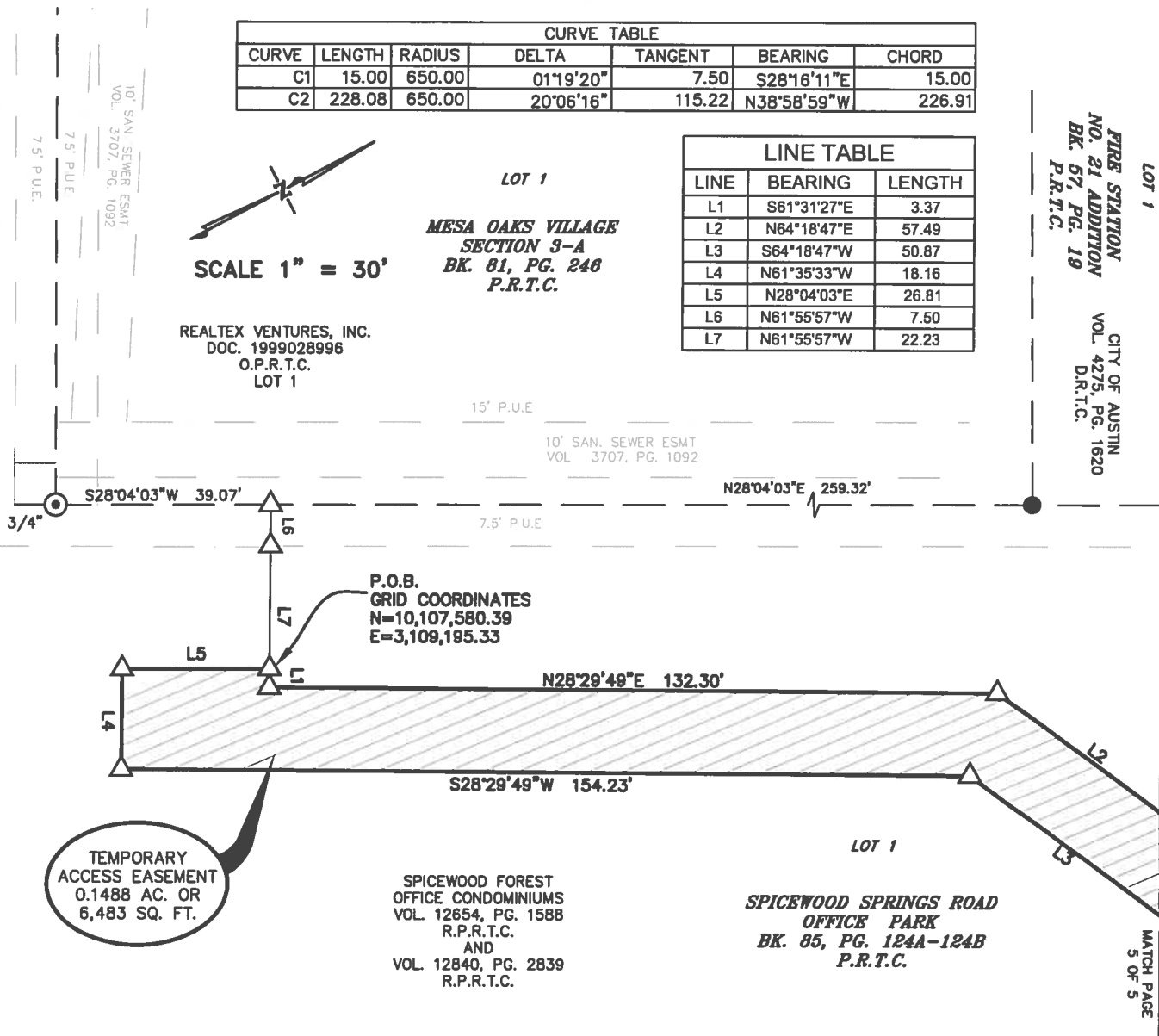
SCALE 1" = 30'

MESA OAKS VILLAGE
SECTION 3-A
BK. 81, PG. 246
P.R.T.C.

REALTEX VENTURES, INC.
DOC. 1999028996
O.P.R.T.C.
LOT 1

LOT 1
FIRE STATION
NO. 21 ADDITION
BK. 57, PG. 19
P.R.T.C.
CITY OF AUSTIN
VOL. 4275, PG. 1620
D.R.T.C.

PRESBYTERIAN ADDITION
BK. 71, PG. 61
P.R.T.C.
FIRST PRESBYTERIAN
CHURCH OF AUSTIN (U.P.)
VOL. 5418, PG. 2140
D.R.T.C.
BLOCK A



TEMPORARY
ACCESS EASEMENT
0.1488 AC. OR
6,483 SQ. FT.

SPICEWOOD FOREST
OFFICE CONDOMINIUMS
VOL. 12654, PG. 1588
R.P.R.T.C.
AND
VOL. 12840, PG. 2839
R.P.R.T.C.

SPICEWOOD SPRINGS ROAD
OFFICE PARK
BK. 85, PG. 124A-124B
P.R.T.C.

LEGEND

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- ⊙ 1/2" IRON PIPE FOUND (EXCEPT AS NOTED)
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- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
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- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY

SURVEYED BY: PAGE 4 OF 5

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AUSTIN, TEXAS 78731
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